

1
ORDINANCE NO. 2000 -056

2
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
3
OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989
4
COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO.
5
89-17, AS AMENDED; AMENDING THE FUTURE LAND USE
6
ATLAS (FLUA) FOR COUNTY INITIATED AMENDMENT: 00-
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14 RR 1 (EXURBAN TIER FLUA REVISIONS), MODIFYING
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PAGES 14, 15, AND 20 OF THE FLUA BY CHANGING
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PARCELS OF LAND TOTALING APPROXIMATELY 2,000
10
ACRES, LOCATED IN **PALM BEACH COUNTRY ESTATES**
11
SUBDIVISION (NORTHERN PALM BEACH COUNTY), FROM
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RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO
13
RURAL RESIDENTIAL, 1 UNIT PER 2.5 ACRES (RR-2.5)
14
AND MODIFYING PAGES 17, 22, 27, 28, 33, 34, 35,
15
40, 41, 42, 47, 48, 49, AND 53 OF THE FLUA BY
16
CHANGING PARCELS OF LAND TOTALING APPROXIMATELY
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21,100 ACRES, LOCATED IN **THE ACREAGE SUBDIVISION**
18
(CENTRAL WESTERN PALM BEACH COUNTY), FROM RURAL
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RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO RURAL
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RESIDENTIAL, 1 UNIT PER 2.5 ACRES (RR-2.5);
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PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE
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PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT;
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PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
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EFFECTIVE DATE.

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WHEREAS, on August 31, 1989, the Palm Beach County Board of County
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Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-
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17; and

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WHEREAS, the Palm Beach County Board of County Commissioners
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amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II,
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Florida Statutes; and

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WHEREAS, the Palm Beach County Board of County Commissioners have
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initiated amendments to several elements of the Comprehensive Plan in
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order to promote the health, safety and welfare of the public of Palm
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Beach County; and

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WHEREAS, the Palm Beach County Local Planning Agency conducted its
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public hearings on June 9 and 16, 2000 to review the proposed
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amendments to the Palm Beach County Comprehensive Plan and made
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recommendations regarding the proposed amendments to the Palm Beach
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County Board of County Commissioners pursuant to Chapter 163, Part II,
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Florida Statutes; and

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WHEREAS, the Palm Beach County Board of County Commissioners, as
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the governing body of Palm Beach County, conducted a public hearing
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pursuant to Chapter 163, Part II, Florida Statutes, on July 12, 2000
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to review the recommendations of the Local Planning Agency, whereupon

the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received on October 4, 2000 the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated September 29, 2000 which was the Department's written review of the proposed Comprehensive Plan amendments; and

WHEREAS, the written comments submitted by the Department of Community Affairs contained no objections to the amendments contained in this ordinance;

WHEREAS, on December 6, 2000 the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

WHEREAS, the Palm Beach County Board of County Commissioners has determined that the amendments comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulations Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendments to the Future Land Use Atlas of the Land Use
Element of the 1989 Comprehensive Plan

The following amendments to the Land Use Element's Future Land Use
Atlas are hereby adopted and attached to this Ordinance:

A. Future Land Use Atlas pages 14, 15 & 20 are amended as follows:

Application No.: 00-14 RR 1 (Exurban Tier FLUA Revisions)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 2.5 acres (RR-2.5);

General Location: Palm Beach County Estates Subdivision
(Northern Palm Beach County);

Size: Approximately 2,000 acres;

B. Future Land Use Atlas pages 17, 22, 27, 28, 33, 34, 35, 40, 41, 42, 47, 48, 49 & 53 are amended as follows:

Application No.: 00-14 RR 1 (Exurban Tier FLUA Revisions)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 2.5 acres (RR-2.5);

General Location: The Acreage Subdivision (Central Western
Palm Beach County);

Size: Approximately 21,100 acres.

Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made

1 effective by adoption of a resolution affirming its effective status,
2 a copy of which resolutions shall be sent to the Department of
3 Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard
4 Tallahassee, Florida 32399-2100.

5 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm
6 Beach County, on the 6 day of December, 2000.

7 ATTEST:
8 DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

9 COUNTY CO BY Joan Haver
10 PALM BEACH DEPUTY CLERK
11 COUNTY APPROVED AS TO FORM AND LEGAL SUFFICIENCY
12 FLORIDA R. H. Haver
13 COUNTY ATTORNEY

By W. Jerny Chair

14 Filed with the Department of State on the 12th day
15 of December, 2000.

16 PLANNING\AMEND\00-2\Admin\BCCAdopt\Ordinances\exurban-ord.wpd

EXHIBIT 1

A. Future Land Use Atlas pages 14, 15, 20 are amended as follows:

Amendment No.: 00-14 RR 1 (Exurban Tier FLUA Revisions - Palm Beach Country Estates)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10), to Rural Residential, 1 unit per 2.5 acres (RR-2.5)

Location: Palm Beach Country Estates Subdivision (Northern Palm Beach County)

Size: Approximately 2,000 acres

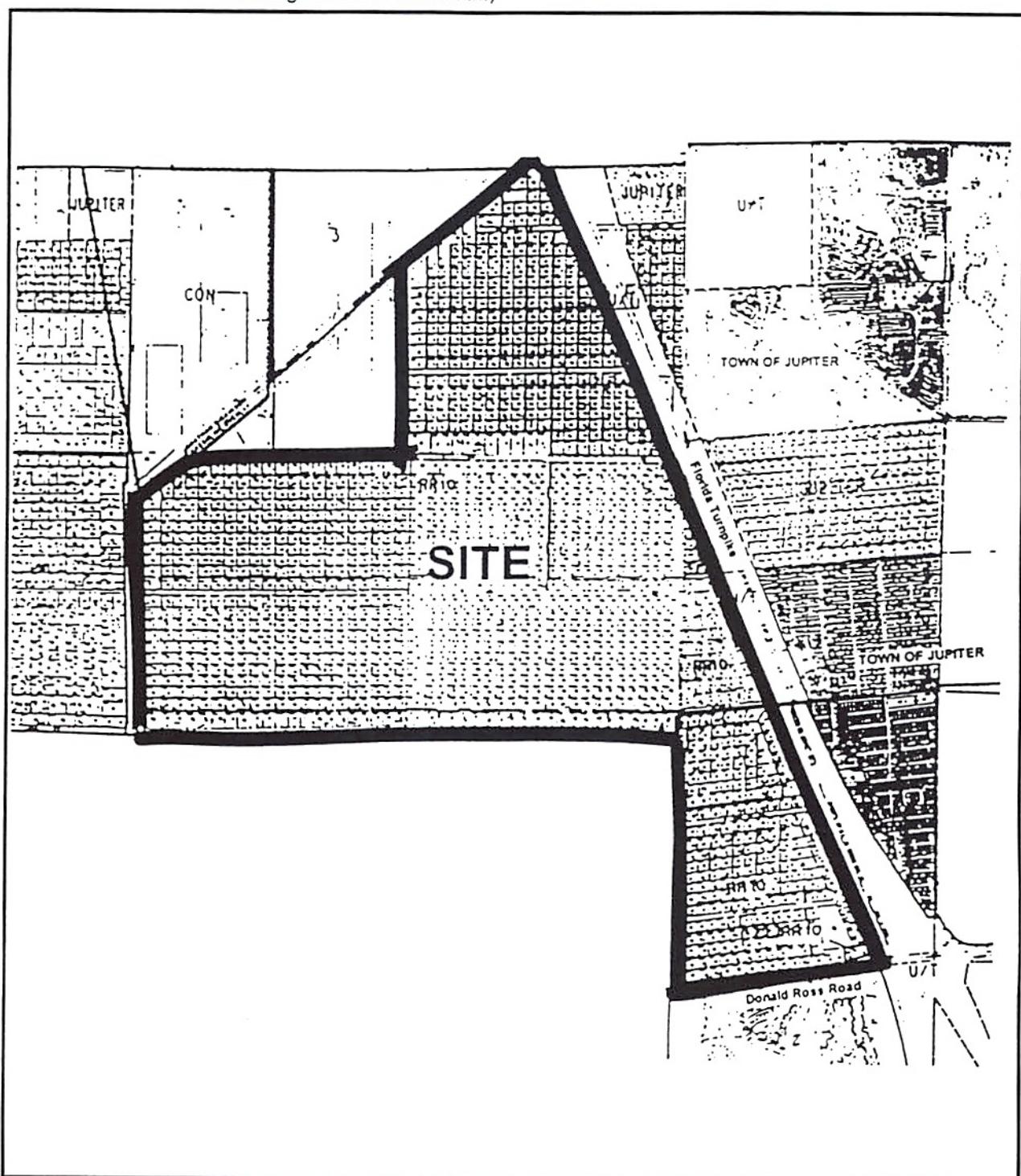
Legal Description: All below in Range 42, Township 41:

Section 9 (That portion bounded by the Ronald Reagan Turnpike to the NE, C-18 Canal right-of-way to the NW, western section line to the west, and right-of-way for a drainage canal to the south.);

Section 15 (That portion bounded by the Ronald Reagan Turnpike to the NE, western section line to the west, and right-of way for a drainage canal to the south.);

Sections 16 and 17 (all); and

Section 22 (That portion bounded by the Ronald Reagan Turnpike to the NE, western section line to the west, northern section line to the north, and right-of-way for a drainage canal to the south.)



B. Future Land Use Atlas pages 17, 22, 27, 28, 33, 34, 35, 40, 41, 42, 47, 48, 49, 53 are amended as follows:

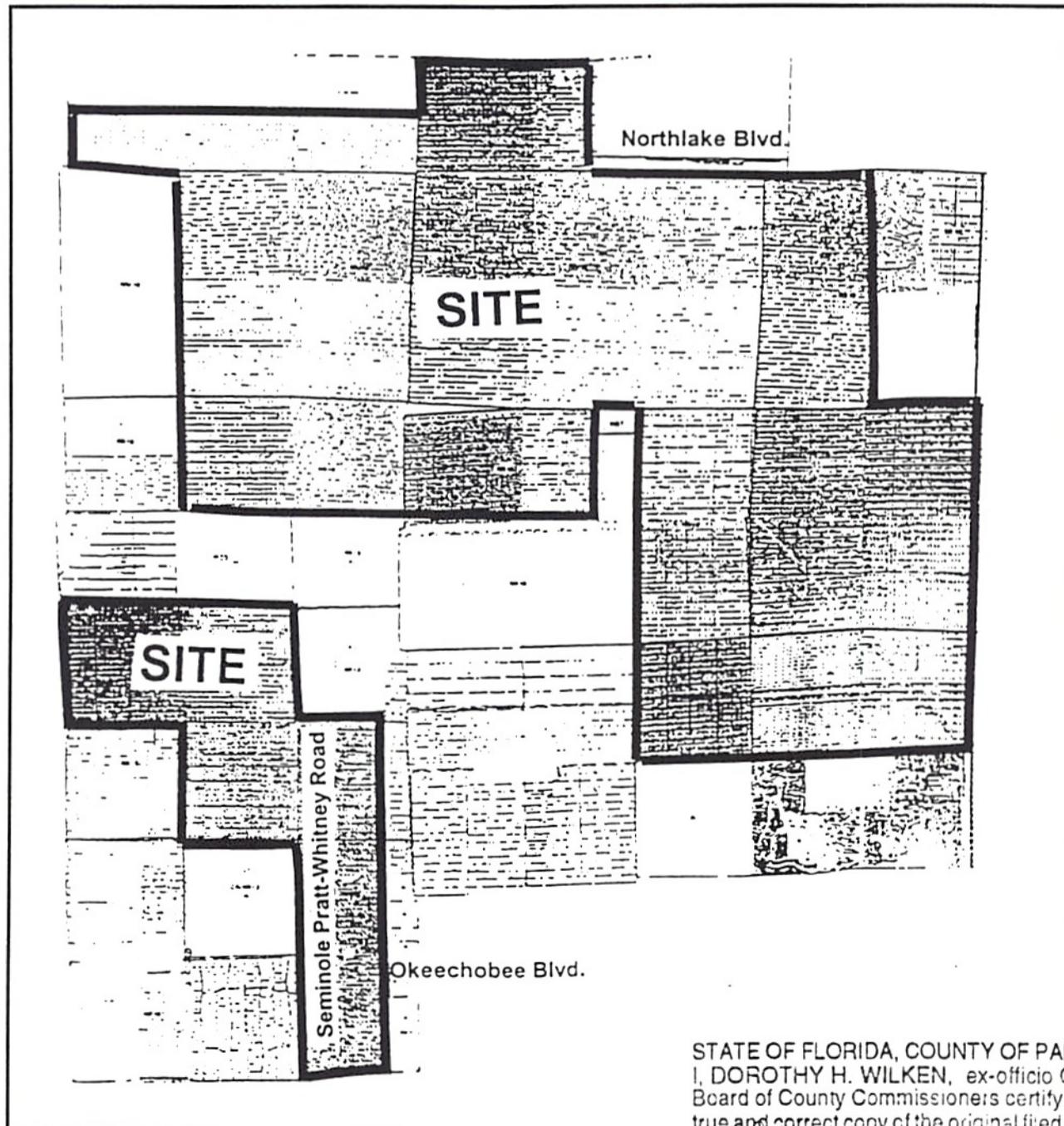
Amendment No.: 00-14 RR 1 (Exurban Tier FLUA Revisions - The Acreage)

Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 2.5 acres (RR-2.5)

Location: The Acreage Subdivision (Central Western Palm Beach County)

Size: Approximately 21,100 acres

Legal Description: Township 42 South, Range 40 East, the south one-half (S ½) of Sections 13, 14 and 15; all of Sections 23, 24, 25, 26, 35 and 36;
Township 42 South, Range 41 East, the west one-half (W ½) of Section 17; all of Sections 18 and 19; all of Section 20 less the northwest one-quarter (NW ¼) of the northeast one-quarter (NE ¼) thereof; all of Sections 21, 22, 27, 28, 29, 30 and 31; the west one half (W ½), and the west one-third (W ⅓) of the east one-half (E ½) of Section 32, and all of Sections 33, 34 and 35;
Township 43 South, Range 41 East, all of Sections 2, 3, 4, 9, 10 and 11;
Township 43 South, Range 40 East, all of Sections 10 and 11; the west three-quarters (W ¾) of Section 13; all of Section 14 and the west three-quarters (W ¾) of Sections 24 and 25.



STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original filed in my office

on December 6, 2000

DATED at West Palm Beach, FL on 12/19/00

DOROTHY H. WILKEN, Clerk

By: Shane Brown D.C.